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**WALSH COLUCCI
LUBELEY & WALSH PC**

November 19, 2014

Via e-Mail & Hand Delivery

Mr. John Merrithew, AICP
Assistant Director of Planning
Loudoun County Department of Planning
1 Harrison St., S.E., 3rd Floor
Leesburg, VA 20177

Re: Pre-Application Conference Proposal for Costco Wholesale—Sterling Virginia,
Cascades Plaza Store. PIN: 020-36-9302.

Dear Mr. Merrithew:

On behalf of Costco Wholesale (the “Applicant”), I am enclosing the submission package for a pre-application conference to discuss a Special Exception (SPEX) for the expansion of the existing gas fueling station at the Sterling Store located off of Cascades Boulevard.

I request that this pre-application conference be scheduled as soon as possible.

For your review, I have included eight copies of the Pre-application documents including the existing site plan for the property as well as the expansion plan for the fueling island. I have also included the graphics for the additional fueling station. Also enclosed is a list of questions and issues to be discussed at the pre-application conference.

If I may answer any questions or be of further clarification regarding this submission, please do not hesitate to contact me at (703) 737-3633.

Very truly yours,

WALSH, COLUCCI, LUBELEY &
WALSH, P.C.

William J. Keefe
Planner

ATTORNEYS AT LAW

703 737 3633 ■ WWW.THELANDLAWYERS.COM
1 E. MARKET STREET ■ SUITE 300 ■ LEESBURG, VA 20176-3014

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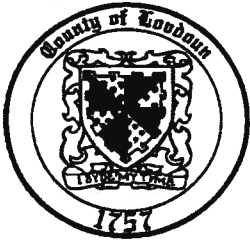
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Page 2

Enclosures: • Existing and Proposed Site Graphics
• Illustrative Drawing of the Proposed Fueling Station
• Pre-Application Form

Cc: Mr. J. P. Andrews, Costco
Ms. Teresa Cacassm, Maser
J. Randall Minchew, Esq., WCLW

WJK:jla

L0223410.DOCX



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, VA 20177-7000
703/777-0246 • Fax 703/777-0441

REQUEST FOR FORMAL PRE-APPLICATION CONFERENCE REQUEST TO WAIVE PRE-APPLICATION CONFERENCE

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Applicant Maser Consulting Phone 703-430-4330
Applicant's Address 22375 Broderick Drive, Ste. 110, Sterling VA 20166
Representative (Contact Person) John-Paul Andrews/Teressa Caccam Phone 703-564-8484
Representative's Company MG2/Maser Consulting email john-paul.andrews@mg2.com
caccam@maserconsulting.com
Representative's Address 22375 Broderick Drive, Ste. 110, Sterling VA 20166
Current Property Owner Costco Wholesale
Owner's Address 999 Lake Drive, Issaquah, WA 98207
Project MCPI # (Map Cell Parcel Indicator #) 020-36-9302
Proposed Application: The addition of two gas islands adjacent to the existing gas islands. Also proposed are alterations to the existing parking lot to create separate access points for the Abby Carpet and Costco fuel facility.

Project Location 21398 Cascades Plaza, Sterling, VA
Existing Zoning PD-CC/RC Project Acreage +/- 0.96 Election District Sterling

Proposed Application Type:

Zoning Map Amendment (ZMAP)

Zoning Concept Plan Amendment (ZCPA)

Zoning Ordinance Modification (ZMOD)

Rt. 28 Rezoning to Current Zoning Ordinance (ZRTD)

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Special Exception (SPEX)

Minor Special Exception (SPMI)

Sign Development Plan (SIDP/SPMI)

Commission Permit (CMPT)

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PLEASE SUBMIT 8 COPIES OF APPLICATION AND ALL REQUIRED INFORMATION TO THE DEPARTMENT OF PLANNING

Please attach to this request form:

1. Sketch map(s) of the site
2. Description of proposed project or use
3. Description of existing environmental, topographical, and structural features on the site to the extent they are known
4. Graphics illustrating the scale, location and design of any buildings or structures to the extent they are known
5. List of issues to be discussed at the conference OR if a conference waiver is requested, justification for the waiver.

Pursuant to Article VI of the Revised 1993 Zoning Ordinance, I request a pre-application conference to discuss the application outlined above and the procedures or substantive requirements of the Zoning Ordinance. I understand that no comments made at this meeting shall be binding on either the applicant or the County. I understand the Director of Planning has the discretion, on request, to waive the conference if the waiver does not affect the submission or review of the application.

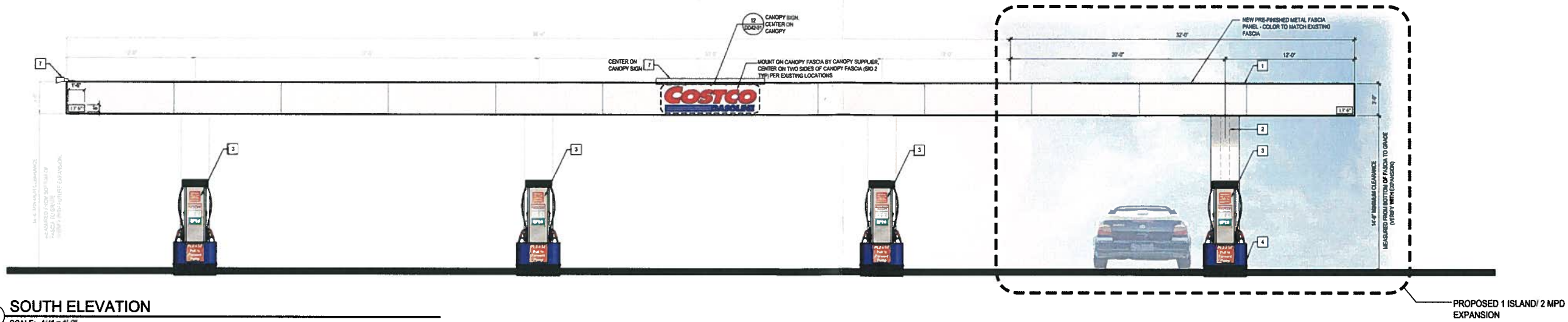
Applicant's Signature

Date

11/18/15

Costco Sterling- Gas Pump Addition Discussion Topics

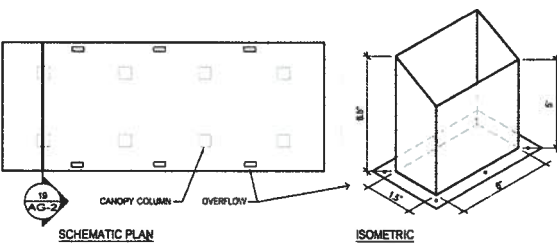
1. What is the current timing for Site Plan and Building Plan approval?
2. Are there any County notes required on the plan set?
3. Are there any impact fees?
4. Can we submit Site Plan and Building Plan simultaneously?
5. What stormwater management mitigation would be required for this project?
6. What process would we need to follow to rename Price Cascades Plaza Road?
7. Will a traffic analysis be required?



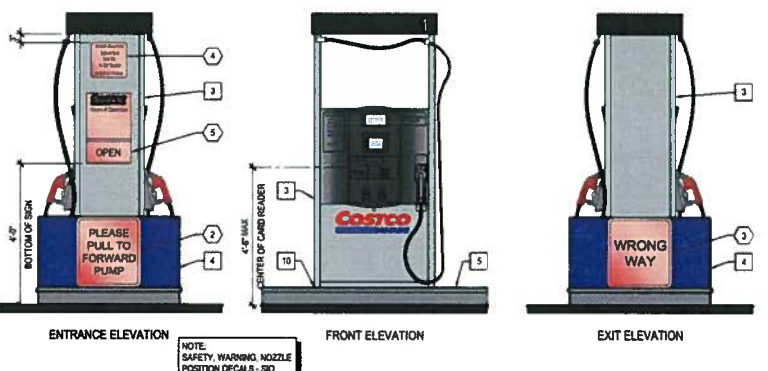
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



6 CANOPY AND DISPENSER ISLANDS
SCALE: 1/4" = 1'-0"



7 CANOPY OVERFLOW
SCALE: 1" = 1'-0"



11 DISPENSER ELEVATIONS
SCALE: 1/2" = 1'-0"



12 CANOPY SIGN
SCALE: 1/2" = 1'-0"

KEY NOTES			
1	PRE-FINISHED METAL FASCIA PANEL - COLOR TO MATCH EXISTING FASCIA - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT		
2	STEEL TUBE COLUMN WITH PRE-FINISHED METAL COLUMN WRAP - COLOR TO MATCH EXISTING COLUMNS - SEE STRUCTURAL DRAWINGS - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT		
3	MULTI-PRODUCT DISPENSER 43"W X 94"H X 29"D		
4	CONCRETE-FILLED METAL FORMED GUARD AT ENDS OF ISLANDS - TOP OF GUARD AT 30" ABOVE TRAFFIC SURFACE - PAINT SIDES ONLY WITH GLOSS BLUE, REFER TO SPECIFICATION		
5	RAISED CONCRETE ISLAND WITH METAL EDGE FORM - PAINT SIDES ONLY WITH GLOSS BLACK, REFER TO SPECIFICATION		
6	WASTE RECEPTOR, BOLT DOWN, CENTER OF EACH ISLAND (SDIC)		
7	CANOPY FASCIA LIGHT FIXTURE, "WIDE FASCIA" FIXTURE (SDIC) - REFER TO DETAIL 19 AG-2		
8	FIRE EXTINGUISHER AND CABINETS MOUNTED ON ENTRANCE SIDE OF COLUMNS - FIRE EXTINGUISHER CABINET TO BE: BROOKS MODEL # MARK # RED CABINET WITH CLEAR COVER (OR EQUAL) - SUPPLIED BY CONTRACTOR		
9	VIDEO CAMERA - VERIFY LOCATION WITH OWNER CONSTRUCTION PROJECT MANAGER. GC SHALL RUN CONDUIT AND INSTALL 4-BOX FOR MOUNTING CAMERAS - SEE ELECTRICAL DRAWINGS		
10	CAULK PERIMETER OF DISPENSER BASE WITH TYPE NS SEALANT, TYPICAL		
11	ELECTRICAL ACCESS PANELS SUPPLIED BY CANOPY SUPPLIER		

GENERAL NOTES			
A. SEE ENLARGED SITE PLAN FOR ADDITIONAL GENERAL NOTES AND ADDITIONAL DETAIL REFERENCES.			
SOIC - FUEL FACILITY SIGNAGE			
	QTY	DESCRIPTION	TYPICAL PLACEMENT
1	2	MEMBERS ONLY / ENTER HERE W/ COSTCO LOGO, 18" x 24" ALUMINUM	METAL POST EACH SIDE ON ENTRANCE(S) SEE DETAIL, BAG-5
2	4	PLEASE PULL TO FORWARD PUMP 24" x 24" ALUMINUM	END OF EACH ISLAND FACING INCOMING TRAFFIC SEE DETAIL, BAG-5 FOR MOUNTING
3	4	WRONG WAY 24" x 24" ALUMINUM	END OF EACH ISLAND FACING EXIT SEE DETAIL, BAG-5 FOR MOUNTING
4	8	DEBIT / CREDIT ONLY. NO CASH ACCEPTED 12" x 12" ALUMINUM	4 SIDE OF DISPENSER FACING TRAFFIC 4 ON INSIDE OF EXIT SIDE DISPENSER FRAME FACING TRAFFIC
5	4	HOURS OF OPERATION, OPEN/CLOSED VINYL	BELOW "SELF-SERVICE" SIGNAGE, ON SIDE OF THE DISPENSER FACING TRAFFIC AT ENTRY
6	8	NO SMOKING / STOP ENGINE 18" x 24" ALUMINUM	FLUSH MOUNT ON EACH SIDE OF ENTRY COLUMN WRAP - FACING NOZZLE
7	4	IN CASE OF FIRE OR SPILL 18" x 24" ALUMINUM	FLUSH MOUNT ON INSIDE FACE OF EACH EXIT COLUMN WRAP
8	1	IN CASE OF FIRE OR SPILL 18" x 24" ALUMINUM, ONE SIDE	MOUNT ON CONTROLLER ENCLOSURE NEXT TO EMERGENCY PHONE, VISIBLE FROM THE PUMPS
9	1	NO CASH ON PREMISES VINYL	MOUNT ON CONTROLLER ENCLOSURE, NEAR DOOR
10	2	EMERGENCY SHUT-OFF	ABOVE EMERGENCY SHUT-OFF ON ENCLOSURE SEE DETAIL 2/AG-4 BELOW EMERGENCY SHUT-OFF SEE DETAIL, BAG-5

COSTCO WHOLESALE

ELEVATIONS

